

**An Ordinance Amending the Durham Unified Development Ordinance  
By Taking Property out of PDR 3.700 Zoning District and Establishing the  
Same as OI(D) District**

**Be it Ordained by the Durham City Council:**

**Section 1. That the Durham City Council held a Public Hearing on Zoning Case Z1200020 and Voted on August 5, 2013 to approve the Zoning Map Change described herein.**

**Section 2. That the Durham Zoning Atlas and Unified Development Ordinance are hereby amended by taking the following described Property out of PDR 3.700 and placing the same in and establishing the same as OI(D).**

**All property as follows, and to the centerlines of any adjoining public rights-of way:**

**DEL WEBB CAROLINA ARBORS  
Area 1**

All that tract, piece or parcel of land lying and being situated in the Township of Carr, County of Durham and State of North Carolina; being more particularly bounded and described as follows:

COMMENCING at a North Carolina Geodetic Survey (NCGS) monument designated "SUSAN", having a published state plane coordinate of N 797,395.830', E 2,061,703.255' (NC-NAD83); thence, S 67°-31'-11" E 2,923.28' (grid tie) to an NCGS monument designated "CLEMENTS", having a published state plane coordinate of N 796,278.073', E 2,064,404.405' (NC-NAD83); thence, S 06°-47'-08" E 4,397.87' to a point on the northern right-of-way margin of Andrews Chapel Road (an existing 60' public right-of-way); said point also being the **POINT OR PLACE OF BEGINNING** and having a grid coordinate of N 791,911.01, E 2,064,924.03'; thence, from said POINT OF BEGINNING, along the northern right-of-way margin of Andrews Chapel Road, through the arc of a curve to the right, having a central angle of 16°-52'-42", a radius of 1,450.00', an arc length of 427.14', and having a chord course of S 50°-57'-18 W 425.60'; thence, through the lands of, now or formerly, Pulte Home Corporation (Deed book 7019, page 228 & Deed book 6963, page 566), the following seven courses: 1) N 36°-48'-33" W 99.54'; 2) N 18°-03'-01" E 150.43'; 3) N 51°-32'-49" E 186.59'; 4) S 38°-31'-37" E 57.05'; 5) N 51°-28'-23" E 76.09'; 6) N 84°-27'-10" E 42.36'; 7) S 37°-50'-36" E 98.16' to the POINT OR PLACE OF BEGINNING; containing 68,974 square feet, or 1.58 acres of land, more or less, according to a survey by MSS Land Consultants, PC, dated September 20, 2012.

**DEL WEBB CAROLINA ARBORS**  
**Area 2**

All that tract, piece or parcel of land lying and being situated in the Township of Carr, County of Durham and State of North Carolina; being more particularly bounded and described as follows:

COMMENCING at a North Carolina Geodetic Survey (NCGS) monument designated "SUSAN", having a published state plane coordinate of N 797,395.830', E 2,061,703.255' (NC-NAD83); thence, S 67°-31'-11" E 2,923.28' (grid tie) to an NCGS monument designated "CLEMENTS", having a published state plane coordinate of N 796,278.073', E 2,064,404.405' (NC-NAD83); thence, N 59°-43'-15" E 2,178.93' to a point on the southern right-of-way margin of Leesville Road (an existing 60' public right-of-way); said point also being the **POINT OR PLACE OF BEGINNING** and having a grid coordinate of N 797,376.72, E 2,062,522.72'; thence, from said POINT OF BEGINNING, through the lands of, now or formerly, W.V. Masons and wife, Olivia Masons (Deed book 179, page 249) and the lands of, now or formerly, Onie A. Gooch & Sandra M. Whitfield (Deed book 2019, page 526), the following five courses: 1) S 07°-51'-57" W 59.70'; 2) S 47°-33'-30" W 100.47'; 3) N 85°-15'-30" W 134.63'; 4) N 42°-24'-46" W 65.66'; 5) N 00°-47'-48" W 80.14' to a point on the southern right-of-way margin of Leesville Road; thence, along the southern right-of-way margin of Leesville Road, the following two courses: 1) through the arc of a curve to the right, having a central angle of 11°-21'-30", a radius of 1,261.97'; an arc length of 250.17', and having a chord course of S 87°-28'-20" E 249.76; 2) S 81°-47'-35" E 12.49' to the POINT OR PLACE OF BEGINNING; containing 30,372 square feet, or 0.70 acres of land, more or less, according to a survey by MSS Land Consultants, PC, dated September 20, 2012.

**DEL WEBB CAROLINA ARBORS**  
**Area 3**

All that tract, piece or parcel of land lying and being situated in the Township of Carr, County of Durham and State of North Carolina; being more particularly bounded and described as follows:

COMMENCING at a North Carolina Geodetic Survey (NCGS) monument designated "SUSAN", having a published state plane coordinate of N 797,395.830', E 2,061,703.255' (NC-NAD83); thence, S 67°-31'-11" E 2,923.28' (grid tie) to an NCGS monument designated "CLEMENTS", having a published state plane coordinate of N 796,278.073', E 2,064,404.405' (NC-NAD83); thence, N 55°-35'-59" E 180.72' to a point on the southern right-of-way margin of Leesville Road (an existing 60' public right-of-way); said point also being the **POINT OR PLACE OF BEGINNING** and having a grid coordinate of N 796,380.17, E 2,064,255.29'; thence, from said POINT OF BEGINNING, through the lands of, now or formerly, James Larry Clements (Deed book 2025, page 171), the following four courses: 1) S 28°-53'-18" W 47.00'; 2) N 60°-15'-09" W 132.31'; 3) N 73°-29'-15" W 52.63'; 4) N 57°-52'-03" W 131.89' to a point on the southeastern margin of an existing 335' wide electric transmission line easement (Deed book 424, pages 23 & 26); thence, along the southeastern margin of said easement, N 44°-55'-39" E 67.79' to a point on the southern right-of-way margin of Leesville Road; thence, along the southern margin of Leesville Road, through the arc of a curve to the left, having a central angle of 6°-17'-53", a radius of 2,704.11', an arc length of 297.24', and having a chord course of S 57°-57'-45" E 297.10' to the POINT OR PLACE OF BEGINNING; containing 16,920 square feet, or 0.39 acres of land, more or less, according to a survey by MSS Land Consultants, PC, dated September 20, 2012.

**Section 3. This Ordinance shall be in full force and effect from and after its passage.**

**Section 4. All ordinances in conflict with this Ordinance are hereby repealed.**